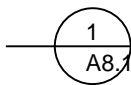

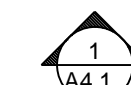



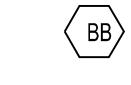

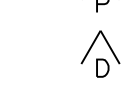
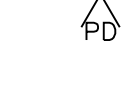
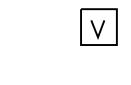








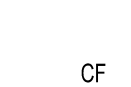
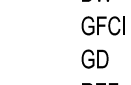
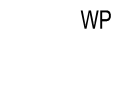





SYMBOLS, LEGEND

	DETAIL TAG (DRAWING #, SHEET #)
	SECTION TAG (DRAWING #, SHEET #)
	ELEVATION TAG (DRAWING #, SHEET #)
	KEYED NOTE
	NEW WALL
	DOOR IDENTITY - SEE DOOR SCHEDULE
	WINDOW IDENTITY - SEE WINDOW TYPES
	TELEVISION/CABLE
	PHONE
	DATA
	PHONE/ DATA
	LIGHT
	VENT/EXHAUST FAN/HEATER COMBO
	CEILING FAN AND LIGHT
	TELEVISION/CABLE JACK
	ELECTRICAL SWITCH
	3 WAY SWITCH
	110v RECEPTACLE (HEIGHT ABOVE FINISH FLOOR)
	220v RECEPTACLE (# OF WIRES)
	RECESSED LIGHT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE
	PENDANT MOUNTED LIGHT FIXTURE
	WALL MOUNTED FIXTURE
	UNDERCOUNTER FLUORESCENT
	SMOKE DETECTOR (WIRED)
CF	COMPACT FLUORESCENT
DW	DISHWASHER
GFCI	GROUND FAULT INTERRUPT
GD	GARBAGE DISPOSAL
REF	REFRIGERATOR
WP	WEATHERPROOF

3304 FUNSTON ST
AUSTIN, TX 78703

GENERAL NOTES:

- ALL WORK SHALL BE CONSTRUCTED IN COMPLIANCE WITH ADOPTED CODES, LOCAL AMENDMENTS/RULES, AND STATE REGULATIONS. CONTRACTOR RESPONSIBLE FOR COORDINATION OF REQUIREMENTS.
- CONTRACTOR SHALL VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOB SITE. USE DIMENSIONS INDICATED. DO NOT SCALE DRAWINGS.
- IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES IN THE DRAWINGS, SPECIFICATIONS OR ACTUAL JOB CONDITIONS WHICH AFFECT THE EXECUTION OF THE WORK AS INTENDED.
- CONTRACTOR SHALL SUPPLY ALL NECESSARY LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK DESCRIBED HEREWITHIN.
- REMOVE ALL EXISTING CONSTRUCTION AND LANDSCAPING WITHIN THE FOOTPRINT OF NEW CONSTRUCTION. COORDINATE WITH OWNER AWAY FROM BUILDING
- CONTRACTOR SHALL CONSTRUCT ALL NEW GRADES TO SLOPE AWAY FROM BUILDING
- PROVIDE A LIGHT BROOM FINISH ON ALL NEW EXTERIOR CONCRETE WALKS.
- COORDINATE EXACT BUILDING PLACEMENT WITH OWNER
- PROVIDE REINFORCED HVAC UNIT, PADS AS REQUIRED.
- TRIM ALL TREES WITHIN 4 FEET OF NEW BUILDING.
- THESE DRAWINGS WERE DEVELOPED BASED ON SURVEY. ARCHITECT NOT RESPONSIBLE FOR INACCURATE SITE INFORMATION OR PROBLEMS CAUSED BY INACCURATE SITE INFORMATION.

GENERAL PLAN NOTES:

- CONTRACTOR SHALL LOCATE AND LAYOUT WALLS AND PARTITIONS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS AND IN CONFORMANCE WITH THE DESIGN CONCEPT/INTENT.
- ALL FLOOR PLAN DIMENSIONS ARE TO THE GRID LINES; THE CENTERLINE OF COLUMNS OR WINDOW MULLIONS; THE FACE OF FINISHED WALLS, FURRING OR CONCRETE MASONRY UNITS, UNLESS NOTED OTHERWISE.
- PROVIDE SOUND BATT INSULATION BELOW UPPER STORY FLOORS AND IN WALLS AROUND TOILETS/BATHROOMS.
- COORDINATE LOCATIONS OF HOSE BIBBS, ELECTRICAL METER, WATER, AND WASTEWATER WITH OWNER.

PARTITION NOTES:

- USE TILE BACKER BOARD AT ALL WALL TILE LOCATIONS.
- USE SCREWS FOR FASTENING GYP BOARD.
- PROVIDE CONCEALED WOOD BLOCKING WHERE REQUIRED FOR THE PROPER ANCHORAGE OF WALL ATTACHED ITEMS SUCH AS TOILET ACCESSORIES, CASEWORK, TV MOUNTS, AND ALL OTHER ITEMS OR MISCELLANEOUS EQUIPMENT.
- COORDINATE WITH OWNER FOR REQUIRED BLOCKING.

FINISH NOTES:

- PAINT/FINISH ALL WALLS, TRIM, DOORS, WINDOWS, CEILINGS. COORDINATE COLOR AND FINISH WITH OWNER.
- PAINT ANY EXPOSED STRUCTURE, MECHANICAL, PLUMBING PIPING, FIRE PROTECTION PIPING, ELECTRICAL NOT FACTORY FINISHED. DO NOT PAINT LABELS.
- PROTECT ANY CONCRETE FLOORS SCHEDULED TO BE STAINED OR SEALED. COORDINATE WITH OWNER FOR SCORING AT STAINED/ SEALED CONCRETE FLOORS. ONLY BLUE CHALK ALLOWED.

DOOR NOTES:

- ALL GLAZING IN DOORS SHALL BE TEMPERED.
- COORDINATE KEYING AND HARDWARE FOR DOORS WITH OWNER.
- ALL EXTERIOR DOORS SHALL BE FULLY WEATHER STRIPPED.
- ALL HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE MOUNTED 34" TO 48" ABOVE FINISH FLOOR.
- INTERIOR DOOR UNDERCUTS SHALL NOT EXCEED 3/4".
- PROVIDE A CAULK BEAD AT THE BASE OF EACH DOOR FRAME THAT TERMINATES AT ANY NON-CARPET FLOORING.

WINDOW NOTES:

- GLAZING WITHIN 24" OF EITHER SIDE OF ANY DOOR SHALL BE TEMPERED
- GLAZING GREATER THAN 9 S.F. IN AREA WITH A BOTTOM EDGE LESS THAN 18" ABOVE (AND HORIZONTALLY WITH IN 36") OF A WALKING SURFACE SHALL BE TEMPERED.
- ALL WINDOWS TO BE DOUBLE PANE, INSULATED, LOW-E WITH AN ARGON FILLING
- AT LEAST ONE WINDOW IN EACH BEDROOM SHALL BE 44" AFF MAX. AND OPEN 20" WIDE MIN. BY 24" HIGH MIN. AND OPEN 5.7 SQ. FT. COORDINATE EGRESS WITH ACTUAL MANUFACTURER AS EACH VARIES.

ROOF PLAN NOTES:

- MINIMIZE ROOF PENETRATIONS BY TYING VENT PIPES TOGETHER WHEN POSSIBLE.
- LOCATE ALL PLUMBING VENTS ON THE BACK SIDE OF THE STRUCTURE CONSOLIDATE ROOF VENTS AS MUCH AS POSSIBLE.
- PROVIDE SELF-ADHERED RUBBERIZED ASPHALT MEMBRANE AT ALL VALLEYS 30" ALONG EACH SIDE. THIS SHALL BE DONE UNDERNEATH AND IN ADDITION TO UNDERLAYMENT REQUIRED.
- KEEP ROOF PLANES FACING FRONT CLEAR OF PLUMBING VENTS AND MISCELLANEOUS FLUES. ROOFER TO COORDINATE WITH PLUMBING AND MECHANICAL.

GENERAL MECH/PLUMBING NOTES:

- THE MECHANICAL SYSTEM CONTRACTOR SHALL SUPPLY SHOP DRAWINGS AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE MECHANICAL SYSTEM.
- GENERAL CONTRACTOR TO COORDINATE DUCT CHASE LOCATIONS.
- LOCATE BATHROOM VENTS MINIMUM 3' FROM ANY OPERABLE WINDOW OR DOOR. COORDINATE FINAL LOCATION WITH OWNER.
- USE SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING THROUGH ROOF WITH RAIN CAP
- WATER SUPPLY PIPING SHALL BE PROVIDED WITH AN APPROVED BACKFLOW PREVENTION DEVICE. PROVIDE NON-REMOVABLE DEVICE ON ALL EXTERIOR HOSE BIBBS.
- WATER CLOSETS SHALL BE 1.6 GALLONS PER FLUSH OR BETTER.
- SHOWERS AND TUB/SHOWERS SHALL HAVE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS.
- INSULATE CONDENSATE LINES WITH 3/8" ARMSTRONG ARMAFLEX OR EQUAL. COORDINATE DRAIN AREA WITH OWNER.
- MINIMUM CONDENSING UNIT EFFICIENCY- 14 SEER, MANUAL J TO BE RUN USING SPRAY FOAM TO DETERMINE OPTIMAL TONNAGE.
- GFI PROTECTION IS REQUIRED FOR RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, OUTDOORS, KITCHENS, AND WITHIN 6' OF WET BAR SINKS.
- PERMANENTLY WIRED SMOKE DETECTORS WITH BATTERY BACKUP AND SIGNAL WHEN BATTERIES ARE LOW SHALL BE PLACED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA AND ON EACH STORY AND IN BASEMENTS.
- LIGHT FIXTURES IN TUB AND SHOWER ENCLOSURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATION."
- CONTROLS WIRING IS THE RESPONSIBILITY OF THE HVAC CONTRACTOR.
- VERIFY LOCATIONS OF ANY SWITCHED RECEPTACLES WITH OWNER PRIOR TO INSTALLATION.
- PROVIDE PROPER POWER/UTILITY SERVICE TO ALL SHOWN APPLIANCES, EQUIPMENT, AND FIXTURES.
- PROVIDE WATER FOR ICE MAKER AT ALL REFRIGERATOR LOCATIONS.
- PROVIDE (2) 20AMP CIRCUITS FOR LANDSCAPE LIGHTING.
- ALL TV AND PHONE JACKS SHALL BE RUN TO A LOCATION AS SPECIFIED BY OWNER
- ALL OUTLETS AT COUNTERS SHALL BE LOCATED HORIZONTALLY IN BACKSPLASH.
- PROVIDE OUTLETS, SWITCHES, SMOKE DETECTORS AND GFI OUTLETS PER ADOPTED CODES.
- PROVIDE ACCESS HATCHES FOR RNTRY TO ATTIC SPACES. PROVIDE POWER AND LIGHT AT HATCH.
- ALL RECESSED CAN LIGHTS SHALL BE SEALED.
- ALL BEDROOM RECEPTACLES SHALL BE ARC FAULT CIRCUIT INTERRUPT.
- PROVIDE LIGHT/HTR/EXHAUST FAN COMBO WITH 1.0 SONES MAX @ TOILET ROOMS.
- MAIN TRUNK AND RETURN AIR SHALL BE GALVANIZED SHEET METAL INSULATED. NO FIBERGLASS BOARD WILL BE ALLOWED.
- ALL CONNECTIONS AND DUCT FITTINGS SHALL BE WRAPPED.
- COORDINATE ALL WORK WITH OTHER TRADES.

AUSTIN VISITABILTY

- ALL SWITCHES AND TEMPERATURE CONTROLS ARE TO BE MOUNTED 48" AFF MAXIMUM
- ALL OUTLETS ARE TO BE MOUNTED 15" AFF MINIMUM
- LEVEL ONE MUST HAVE A 32" CLEAR PATH FROM DESIGNATED VISITABLE ENTRANCE TO LEVEL 1 RESTROOM, KITCHEN, LIVING AND DINING. PROVIDE A MINIMUM 32" WIDE DOOR TO ALLOW 30" CLEAR @ BATHROOM DOORWAY
- PROVIDE 2x6 BLOCKING IN DESIGNATED LEVEL ONE VISITABILITY RESTROOM AROUND PERIMETER OF ROOM @ 34" AFF TO CENTER
- ONE ENTRY INTO LEVEL ONE MUST HAVE A CHANGE IN LEVEL OF NO MORE THAN 1/2" MAX AND PROVIDE 32" CLEAR @ DOORWAY



05.15.2015

3304 FUNSTON ST
AUSTIN, TX 78703

COVER

REVISIONS

ISSUE DATE

05-11-2015

JOB NUMBER

1402

SHEET

A0



5/11/2015

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comfort-quality-style

2105 JUSTIN LN, STE 101
AUSTIN, TEXAS 78757

EXISTING &
PROPOSED SITE
PLAN

number

A1

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25-2-1603
FRONT YARD REQUIREMENTS (SF)

162	SIDEWALK/PORCH
275	DRIVE
437	TOTAL

3274 SF TOTAL FRONT YARD
13.34% COVERAGE
40% (1310 SF) ALLOWED

PROPOSED BUILDING COVERAGE

NEW	DESCRIPTION
937	1ST LEVEL
15	REAR PORCH
142	FRONT PORCH
1094	TOTAL

7152 LOT SIZE

15.30% B.C.
40% (2861 SF) ALLOWED IN SF-3

PROPOSED IMPERVIOUS COVERAGE

NEW	DESCRIPTION
1015	DRIVEWAY
88	SIDEWALK
937	HOUSE
9	A/C PAD
15	REAR PORCH
142	FRONT PORCH
2206	TOTAL

7152 LOT SIZE

30.84% I.C.
45% (3218SF) ALLOWED IN SF-3

PROPOSED FLOOR TO AREA RATIO

NEW	DESCRIPTION
937	1ST LEVEL
955	2ND LEVEL
15	PORCH W/ HABITABLE ABV
1907	TOTAL

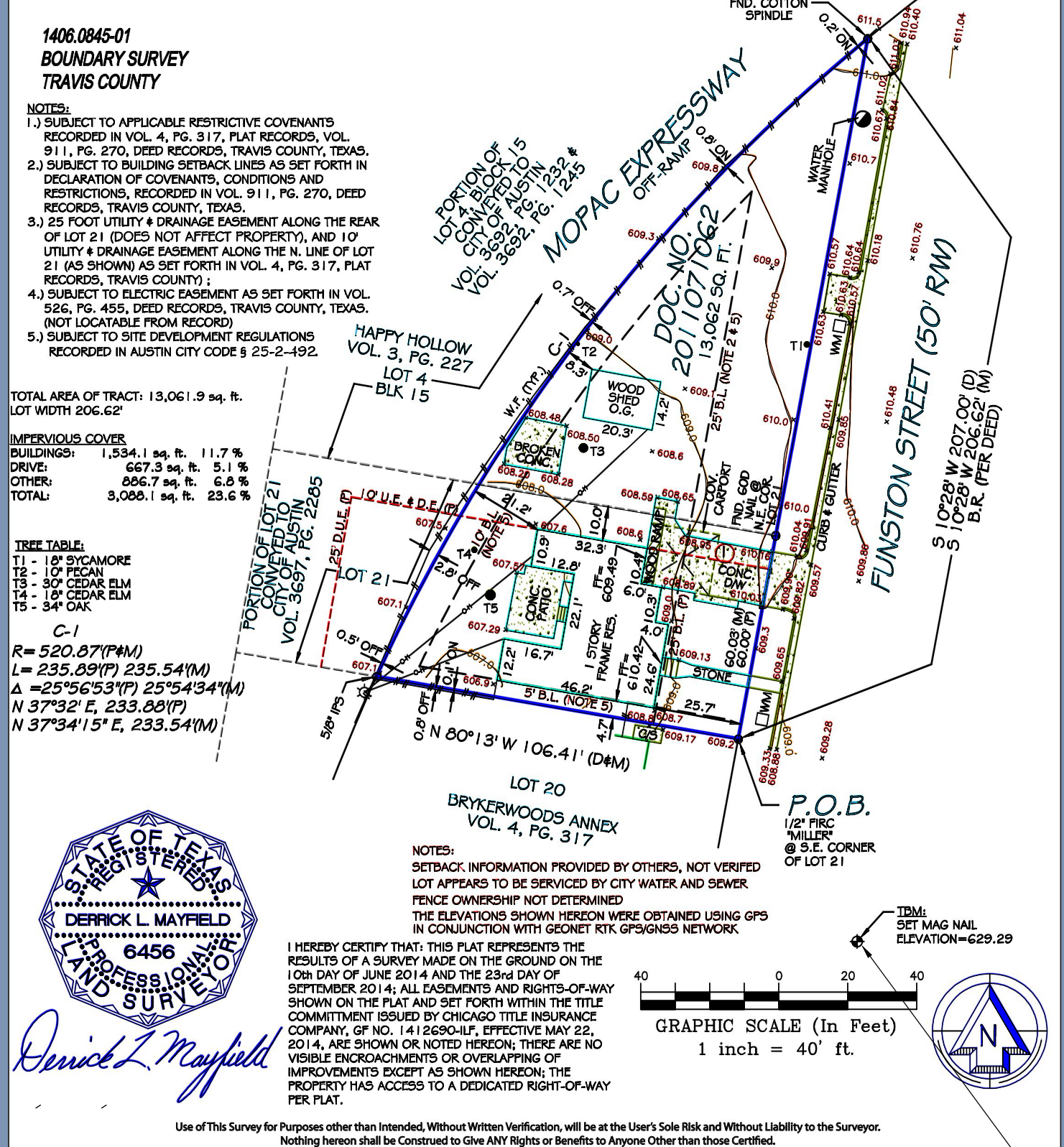
7152 LOT SIZE

26.6% F.A.R..
40% (2861 SF) ALLOWED

PREPARED BY:
EXACTA
TEXAS SURVEYORS, INC.
www.exacta365.com
P. 281.763.7766 - F. 281.763.7767
250 W. Oak Loop, Cedar Creek, TX 78612

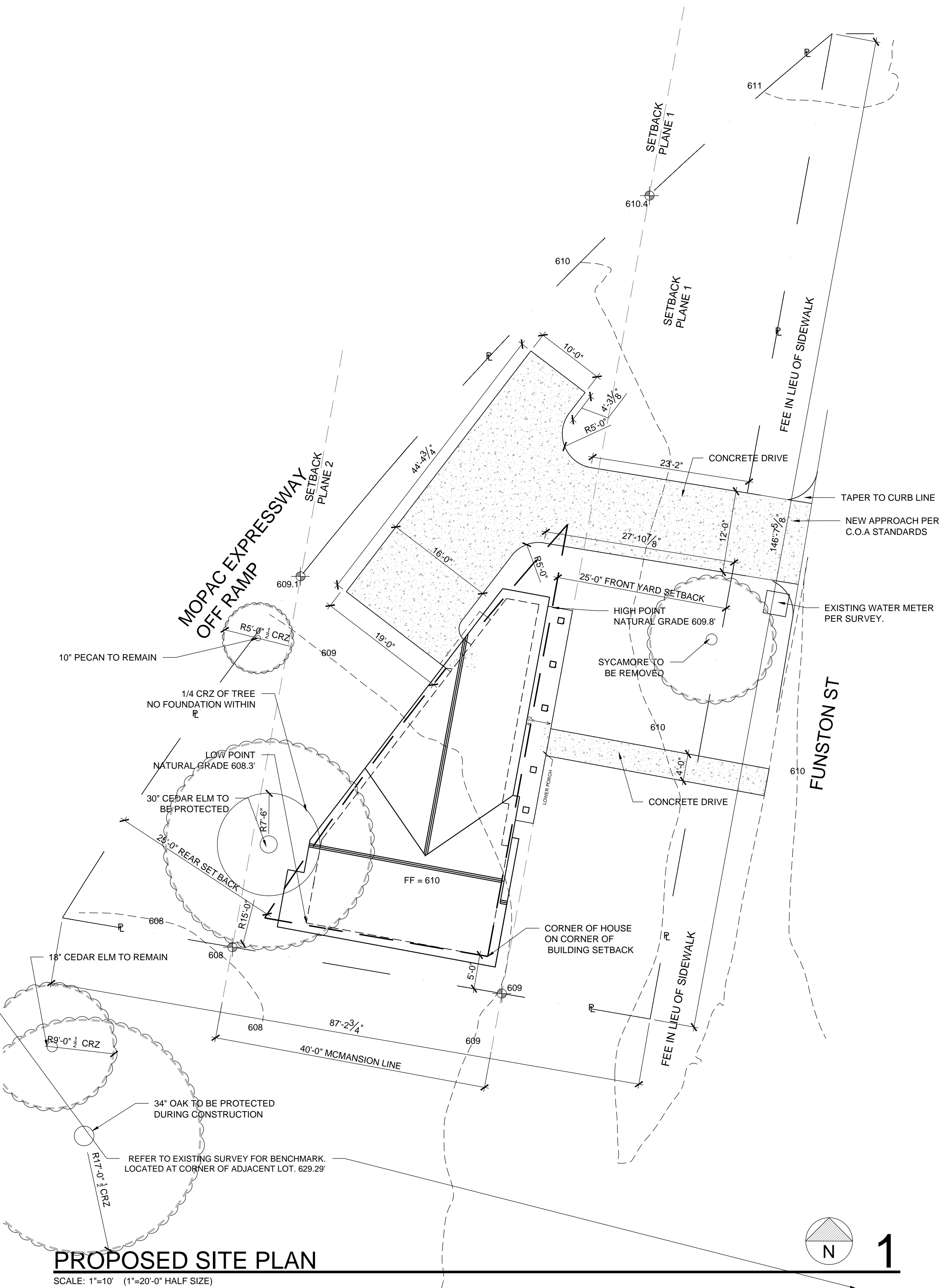
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SURVEY NUMBER: 1406.0845-01

FIELD WORK DATE: 9/23/2014
REVISION DATE(S): (REV D 9/24/2014)



EXISTING SURVEY
SCALE: 1"=40' (1"=80'-0" HALF SIZE)

2



PROPOSED SITE PLAN
SCALE: 1"=10' (1"=20'-0" HALF SIZE)

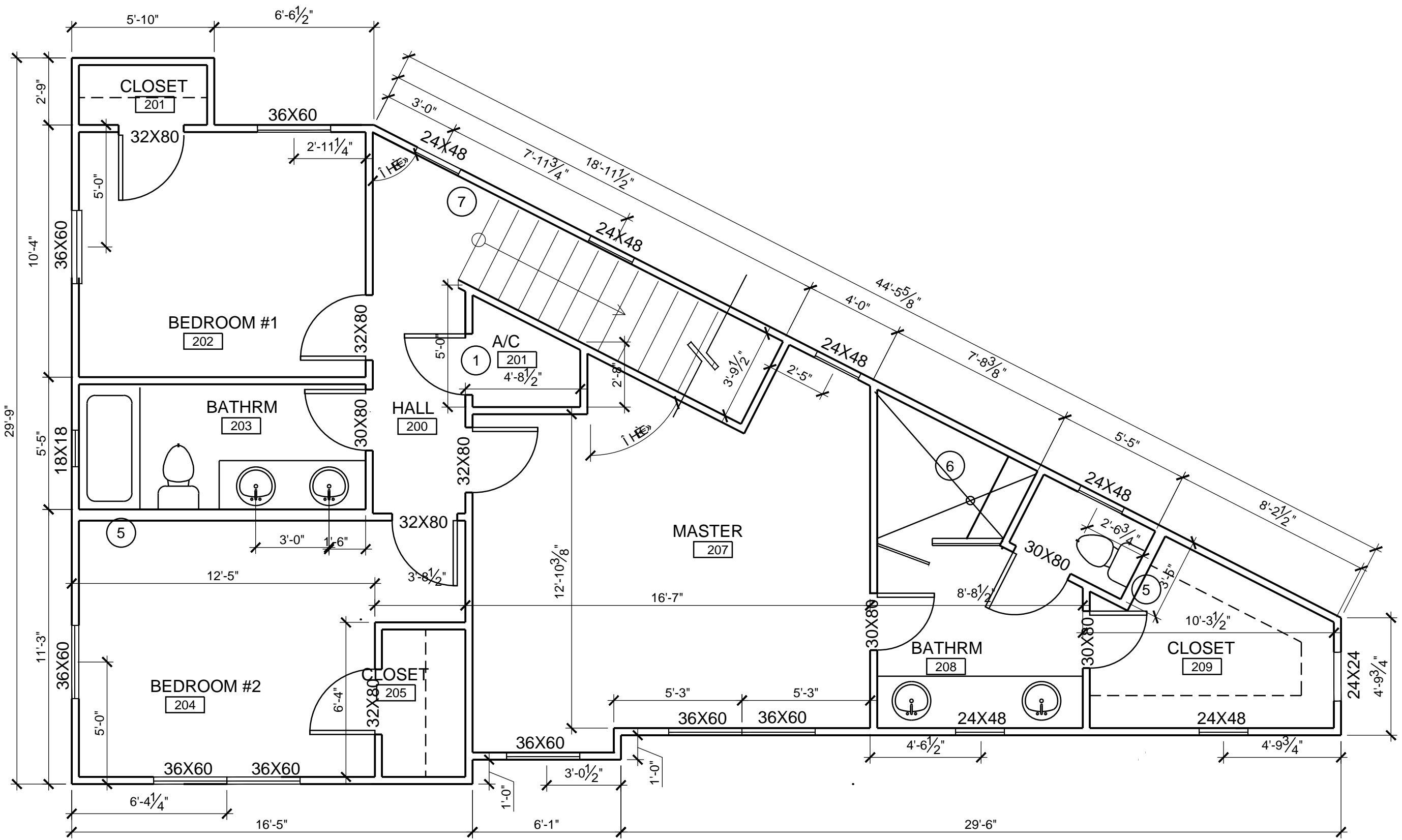
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5/11/2015

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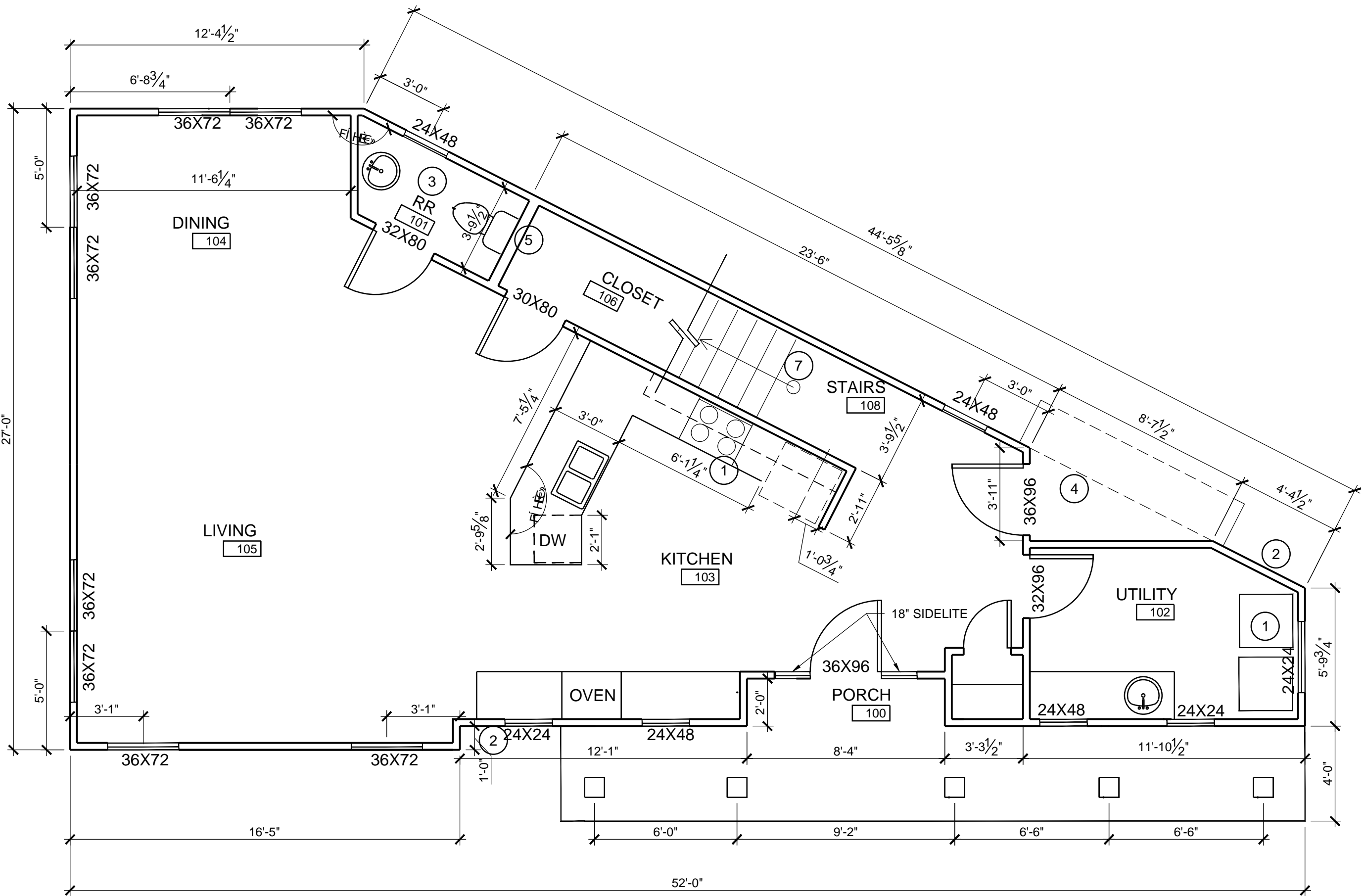
2ND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0" (1/8"=1'-0" HALF SIZE)

2

KEYED NOTES

- 1 PROVIDE GAS
- 2 HOSE BIBB WITH ANTI SIPHON
- 3 NOTE: PROVIDE 2X6 BLOCKING @ 34" AFF AROUND PERIMETER OF THIS RESTROOM EXCEPT BEHIND THE SINK
- 4 MAXIMUM 1/2" CHANGE IN LEVEL TO SIDEWALK
- 5 PROVIDE 2X6 WALL
- 6 PROVIDE 42" TALL PONY WALL WITH BENCH AND 24" SHOWER DOOR
- 7 PROVIDE EQUAL RISERS NOT TO EXCEED 7.5"



1ST LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0" (1/8"=1'-0" HALF SIZE)

1

FLOOR PLAN
& ELECTRIC PLAN

number

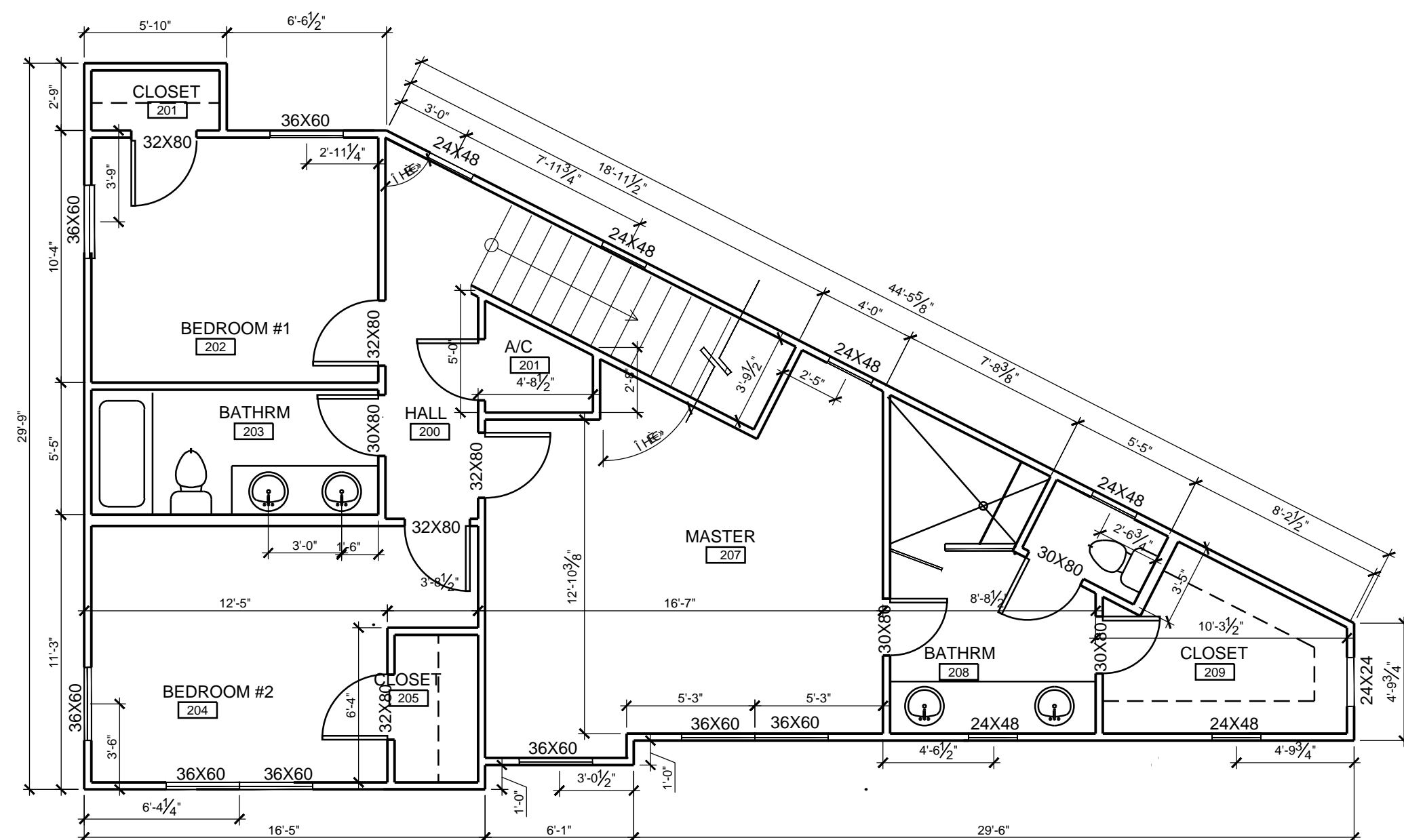
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2:33PM, FUNSTON 3304 FUNSTON.FP REV 2.DWG
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description
PLAN
number
A3

DATE: May 12, 2015 11:07 AM PLOTTED BY: TODD BENNETT
Z:\3304 FLINSTON\3304 FLINSTON EP REV2.DWG
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3

This is a detailed floor plan of a mobile home, oriented diagonally. The overall dimensions are 52'-0" wide by 27'-0" deep. The layout includes the following rooms and features:

- LIVING (105):** Located at the front left, featuring a fireplace and a large window.
- DINING (104):** Adjacent to the living area, with a table and chairs.
- KITCHEN (103):** Includes a stove, sink, and refrigerator area.
- BATH (101):** Contains a toilet, sink, and shower area.
- CLINET (102):** A small closet area.
- STAIRS (108):** Access to an upper level.
- PORCH (100):** An outdoor area with a small table and chairs.
- UTILITY (102):** Includes a washer/dryer area and a storage space.

The plan is annotated with numerous dimensions for walls, windows, doors, and furniture placement, as well as room numbers in boxes. The exterior walls are labeled with dimensions such as 36X72, 36X96, and 24X48. The overall width is 52'-0" and the depth is 27'-0".

1

[illegible]

2

SCALE: 3/16" = 1'-0" (3/32"=1'-0" HALF SIZE)

[illegible]

FLOOR PLAN

number



5/11/2015

paradisahomes
comfort-quality-style

2105 JUSTIN LN. STE 101
AUSTIN, TEXAS 78757

date	issues & revisions
3/23/2015	

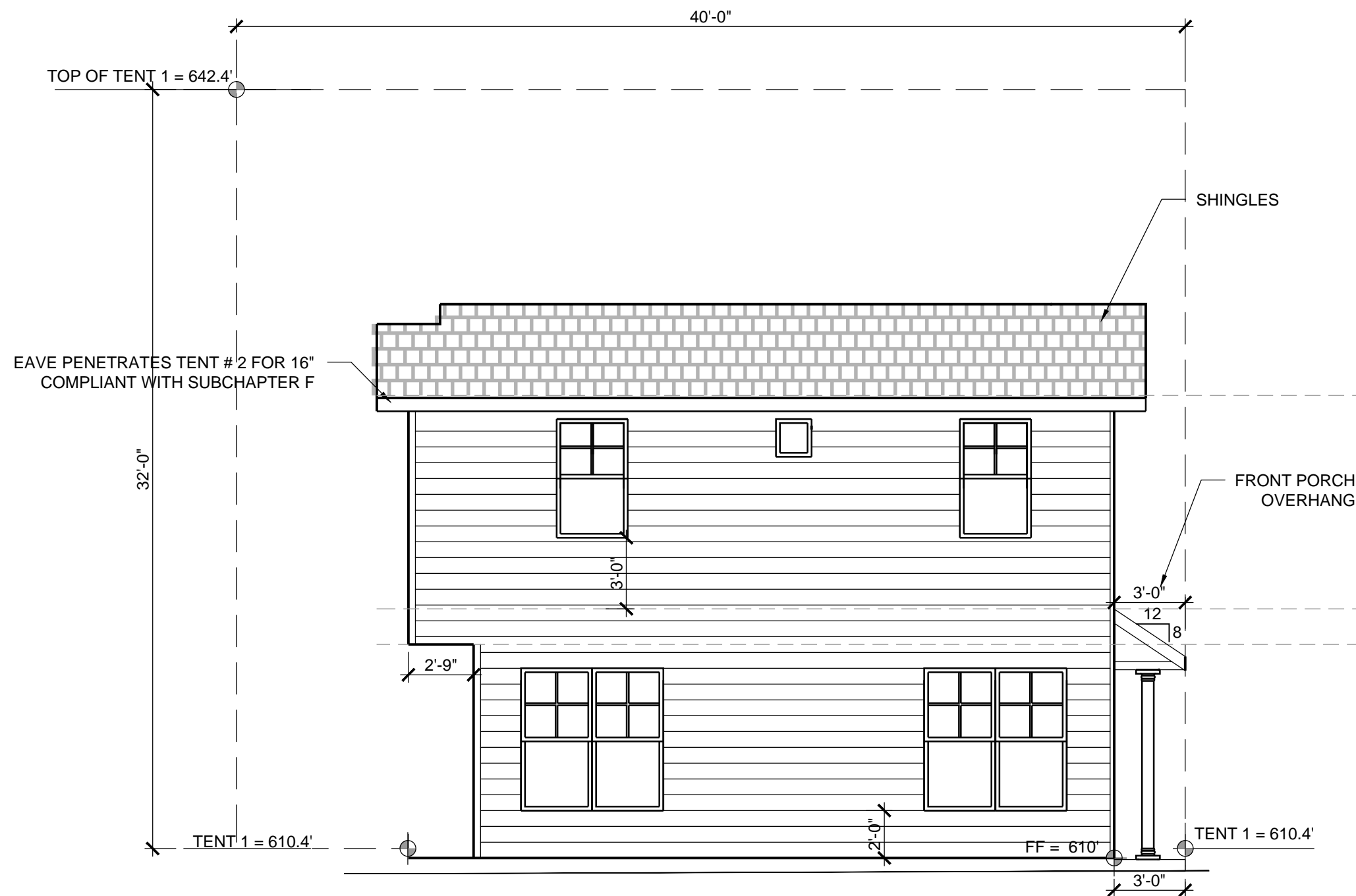
description
ELEVATIONS

number

A4

01/18/2015

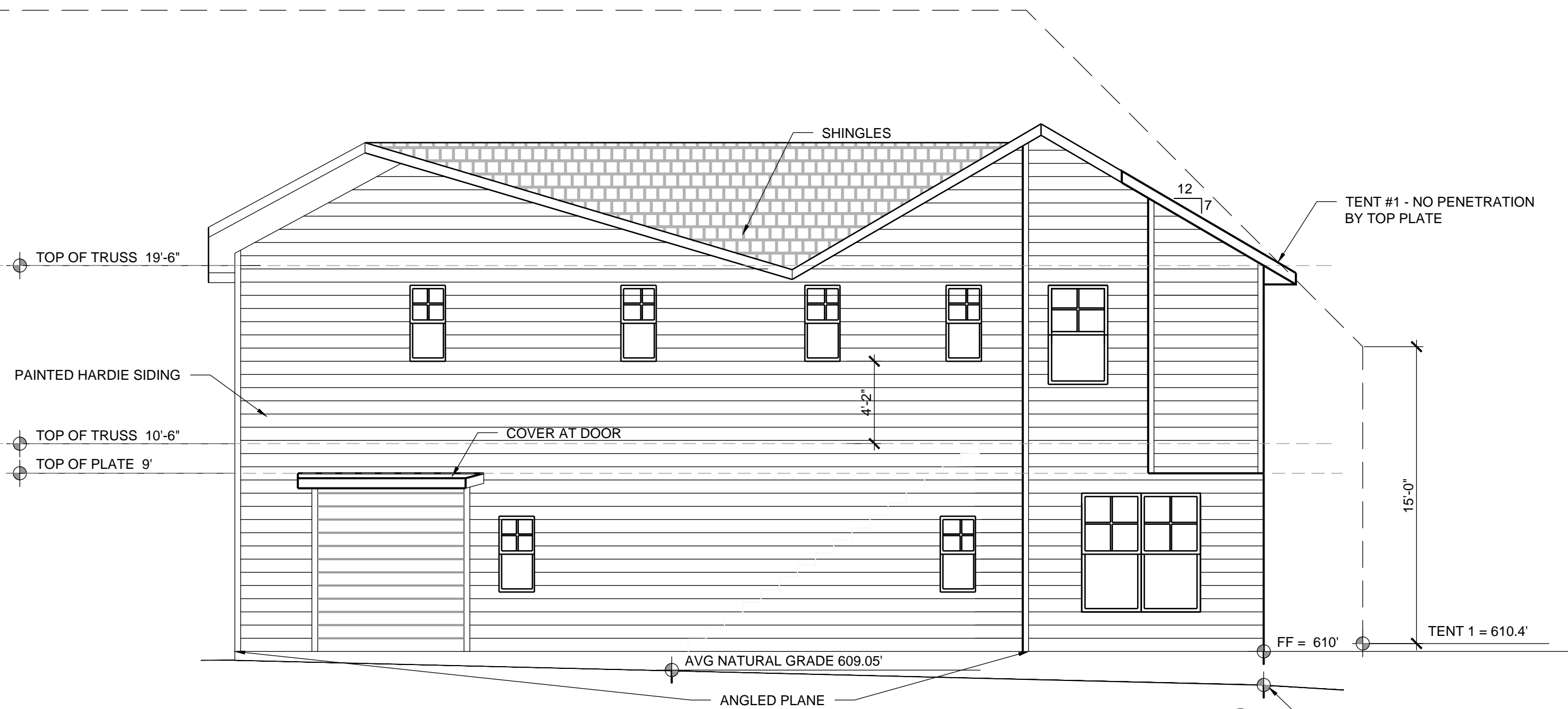
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SOUTH ELEVATION

SCALE: 3/16" = 1'-0" (3/32"=1'-0" HALF SIZE)

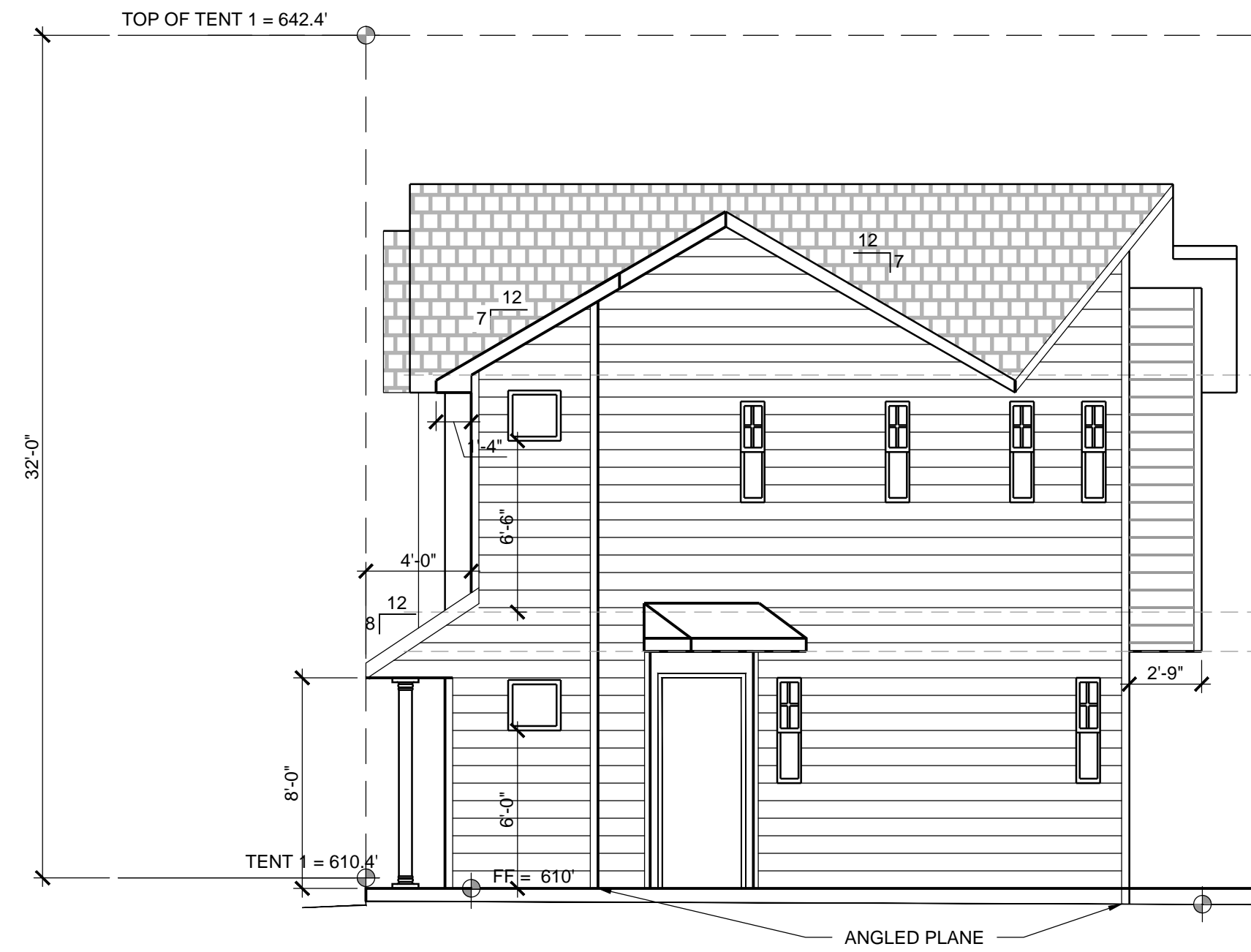
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WEST ELEVATION

SCALE: 3/16" = 1'-0" (3/32"=1'-0" HALF SIZE)

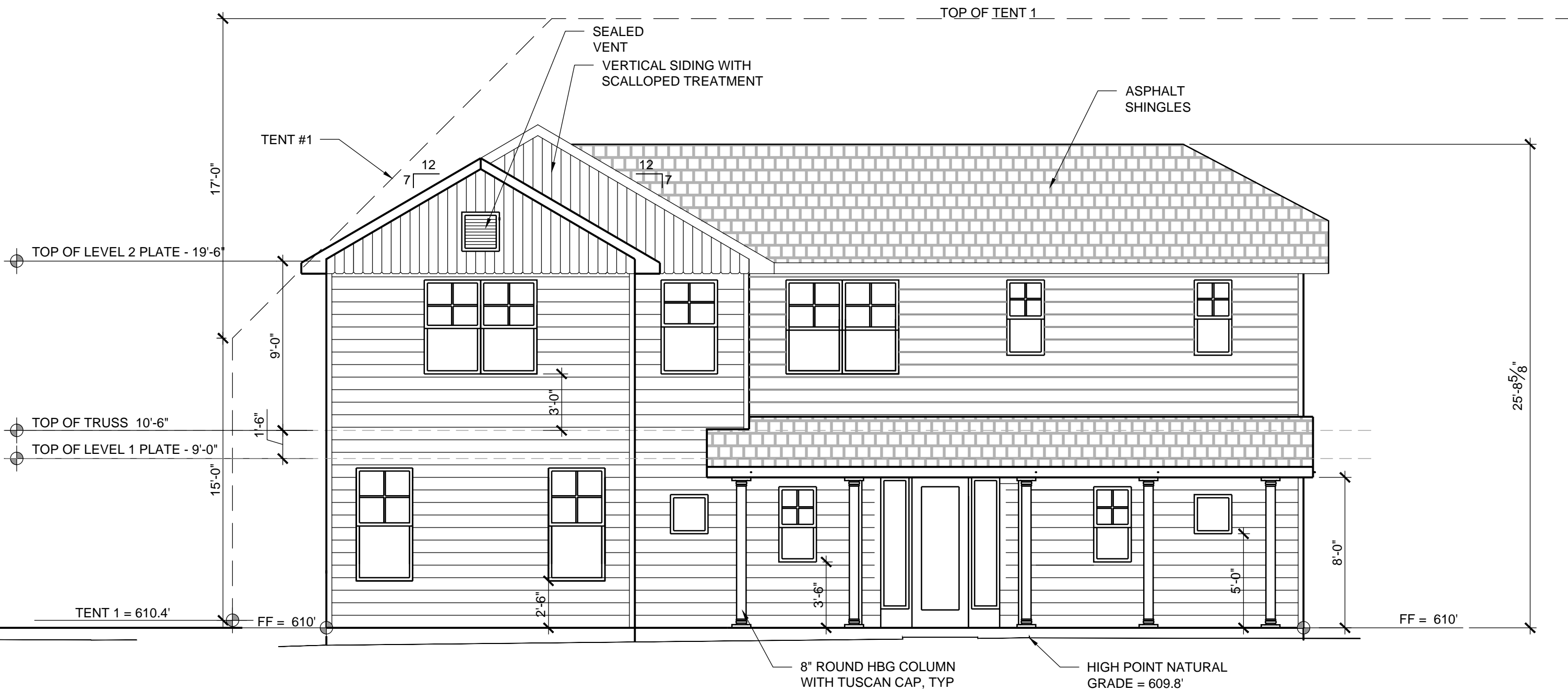
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NORTH ELEVATION

SCALE: 3/16" = 1'-0" (3/32"=1'-0" HALF SIZE)

3



EAST ELEVATION (FRONT)

SCALE: 3/16" = 1'-0" (3/32"=1'-0" HALF SIZE)

1